039.0	0001	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	599,900	/	599,900
USE VALUE:	599,900	/	599,900
ASSESSED:	599,900	/	599,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		YALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURPHY STEPHEN J
Owner 2:	MURPHY KATHERINE M
Owner 3:	
Street 1:	7 YALE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MILLERICK VANESSA M/ TRUSTEE -
Owner 2:	EDNA G MANGIACOTTI IRREVOCABLE -
Street 1:	7 YALE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,300 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 1243 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6300.000	210,100		389,800	599,900
Total Card	0.145	210,100		389,800	599,900
Total Parcel	0.145	210,100		389,800	599,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 482.62 | /Parcel: 482.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	25500
GIS Ref	
GIS Ref	
Insp Date	10/31/18

!3171!

PREVIOUS ASSESSMENT

Parcel ID: 039.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	210,100	0	6,300.	389,800	599,900	599,900	Year End Roll	12/18/2019
2019	101	FV	187,500	1100	6,300.	353,200	541,800	541,800	Year End Roll	1/3/2019
2018	101	FV	187,500	1100	6,300.	335,000	523,600	523,600	Year End Roll	12/20/2017
2017	101	FV	187,500	1100	6,300.	292,300	480,900	480,900	Year End Roll	1/3/2017
2016	101	FV	187,500	1100	6,300.	249,700	438,300	438,300	Year End	1/4/2016
2015	101	FV	175,600	1100	6,300.	231,400	408,100	408,100	Year End Roll	12/11/2014
2014	101	FV	175,600	1100	6,300.	191,800	368,500	368,500	Year End Roll	12/16/2013
2013	101	FV	175,600	1100	6,300.	182,700	359,400	359,400		12/13/2012

PRINT

Date	Time
12/10/20	18:29:02

LAST REV

Date	Time
10/26/20	11:01:26
danam	
3171	

USER DEFINED

Prior Id # 1:	25500
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILLERICK VANES	74979-553	1	6/26/2020		700,000	No	No		
MANGIACOTTI EDN	73848-114	1	12/18/2019	Convenience	1	No	No		
	17203-566		7/1/1986		159,000	No	No		Victor Mangiacotti dod 7/25/2019

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/26/2020	1002	Insulate	5,700	C				
8/9/2017	1019	New Wind	10,000	C				
12/1/1993	594	Manual	200					REPLACE WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
8/3/2020	SQ Returned	MM	Mary M
7/16/2020	SQ Mailed	MM	Mary M
10/31/2018	MEAS&NOTICE	HS	Hanne S
1/21/2009	Meas/Inspect	294	PATRIOT
2/17/2000	Mailer Sent		
2/17/2000	Meas/Inspect	197	PATRIOT
8/18/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6300		Sq. Ft.	Site		0	64.	0.97	3									389,761						389,800	

Total AC/HA: 0.14463 | Total SF/SM: 6300 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 389,761 | Spl Credit | Total: 389,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	141.385
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	285445
Depreciation:	75358
Depreciated Total:	210088

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

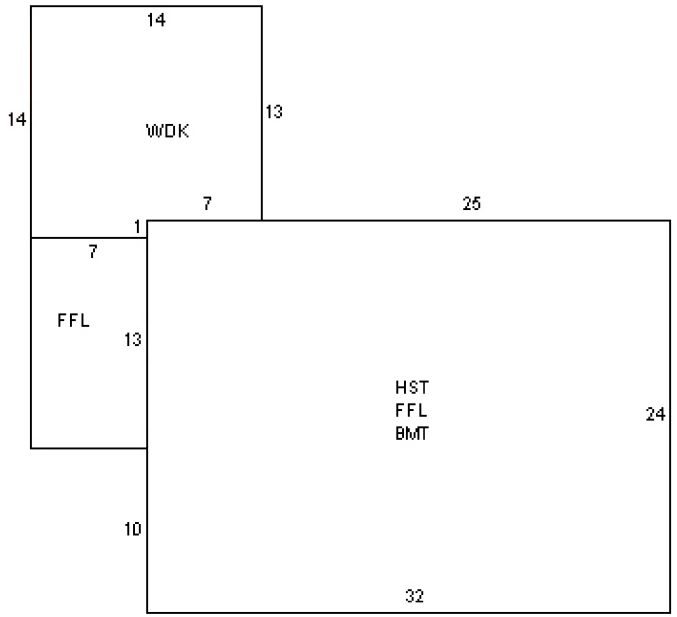
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.38
Special Features:	0	Val/Su Net:	95.50
Final Total:	210100	Val/Su SzAd	169.03

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	859	141.380	121,450
BMT	Basement	768	42.420	32,575
HST	Half Story	384	141.380	54,292
WDK	Deck	189	11.260	2,129

Net Sketched Area:	2,200			Total:	210,446
Size Ad	1243	Gross Are	2584	FinArea	1243

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 039.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: